

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 14, 2007
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from March 7, 2007:*

3875 RIVIERA DRIVE MAP WAIVER- PROJECT NO. 110546
City Council District: 2; Plan Area: Pacific Beach

Staff: Jeff Peterson

Coastal Development Permit to amend Coastal Development Permit No. 5820, a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships from three (3) attached single-family residential units that are currently under construction (Building Permit No.C300315-04 through C300317-04, which were issued on September 17, 2004) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create three condominium ownerships. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site

HEARING OFFICER DOCKET OF MARCH 14, 2007

through renewable energy resources (i.e. photovoltaic). The 0.114 acre development site is located at **3875 through 3879 Riviera Drive**, south of Roosevelt Avenue, in the RM-2-5 Zone within the State Coastal Commission Permit Jurisdiction and the City's Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Pacific Beach Community Planning Area, and Council District 2. Exempt from environmental. Report No.HO-07-035

DEPARTMENT RECOMMENDATION:

Approval

ITEM – 5: *Continued from March 7, 2007:*

T-MOBILE--GRANT HILL – PROJECT NO. 100493

City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit for a wireless communication facility consisting of three faux chimneys housing two panel antennas each with associated equipment located in the basement of the existing condominium complex located at 2849 E Street. This facility is existing and was originally approved on March 9, 1996. Exempt from environmental. Report No. HO-07-027

RECOMMENDATION

Approval

ITEM -6: **5605 ALTA VISTA TENTATIVE MAP - PROJECT NO. 100752**

City Council District: 8 Plan Area: Southeastern San Diego

Staff: Will Zounes

Tentative Map and Variance to subdivide an existing lot into two parcels and to allow a reduction in lot area where parcel 1 will be 9,042 square feet and parcel 2 to be 8,387 square feet where 10,000 square feet is the minimum required. The project includes a request to waive the requirement to underground existing overhead utilities. The site is located at **5605 Alta Vista Avenue** and developed with a residence and garage and zoned SF-10000 of the Southeastern San Diego Planned District. Exempt from Environmental. Plan Report No.PC-07-037

DEPARTMENT RECOMMENDATION:

Approve.

HEARING OFFICER DOCKET OF MARCH 14, 2007

ITEM -7: ***SEZEKELY RESDIENCE– PROJECT NO. 101871**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit and Site Development Permit to demolish an existing single family residence and construct an 11,158 square foot, one-story single family residence over a basement with a detached, 839 square foot, pool cabana on a 45,52 square foot site. The project is located at **2330 and 2336 Vallecitos** in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non appealable), Coastal Height Overlay Zone, Parking Impact Overlay Zone, in the La Jolla Community Plan.
Negative Declaration No.101871. Report No. HO-07-032

RECOMMENDATION
Approval

ITEM -8: **5431 LA JOLLA BLVD. MAP WAIVER– PROJECT NO. 117508**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit to waive the requirements of both a Tentative Map and the undergrounding of overhead utilities and create three residential condominiums, currently under construction (Coastal Development Permit/Variance No. 99-1152) on a 4,175 square foot lot located. The site is located at **5431 La Jolla Boulevard**, in theRM -3-7Zone , Coastal Overlay Zone, Coastal Height Limit Overlay Zone, in the La Jolla Community Plan. Exempt from environmental. Report No. HO -07-041

RECOMMENDATION
Approval

HEARING OFFICER DOCKET OF MARCH 14, 2007

ITEM -9: **PETERSON RESIDENCE – PROJECT NO. 111682**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Site Development Permit to construct a 1,630 square foot, first and second story addition to an existing one-story, 2,037 square foot, single family residence on a 5,500 square foot site. The property is located at **8333 Paseo Del Ocaso**, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, within the La Jolla Community Plan. Exempt from environmental. Report No. HO-07-043

RECOMMENDATION

Approval

ITEM 10: **COPLEY RESIDENCE– PROJECT NO. 111195**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Edith Gutierrez

Coastal Development Permit, Neighborhood Use Permit and Neighborhood Development Permit to demolish a one-story single family residence and construction of a two -story, 6,776 square foot single family residence with detached guest quarters on a 13,585 square foot site. The property is located at **919 Braemar Lane** in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and the Pacific Beach Community Plan. Exempt from environmental. Report No. HO-07-044

RECOMMENDATION

Approval